

Message Text

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R 021704Z MAR 77
FM SECSTATE WASHDC
TO AMEMBASSY WARSAW
AMCONSUL POZNAN

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E.O. 11652: N/A

TAGS:BEXP, PL

SUBJECT: CONSTRUCTION OF MEZZANINE IN EXHIBITION PAVILION
19, POZNAN

1. SUMMARY

USDOC DESIRES TO HAVE CONSTRUCTION COMMENCE ON MEZZANINE IN
PAVILION 19 AS SOON AS POSSIBLE AFTER CONCLUSION OF THIS
YEAR'S POZNAN FAIR SO THAT WORK CAN BE COMPLETED BY
APRIL 15, 1978. THE PROJECT IS ENVISIONED IN TWO PHASES.
CONSTRUCTION OF MEZZANINE IN PAVILION 19 IS TO BE PHASE 1,
INCLUDING PAINTING OF ROOF WITH REFLECTANT PAINT, TINTING
GLASS WALLS OF PAVILION AND INSTALLING NECESSARY DUCTING
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TO AIR CONDITIONERS TO PROVIDE COOLING TO THE LOWER LEVEL.
PHASE 2 WILL COVER REMAINDER OF RENOVATIONS; HOWEVER, NO
ACTION WILL BE TAKEN ON PHASE 2 UNTIL COST OF PHASE 1 IS
FINALLY DETERMINED. NEUFRA FEASIBILITY STUDY PREPARED BY
DR. SEPP FRANK, DATED JUNE 6, 1976, FORMED BASIS OF
WASHINGTON REVIEW AND THIS MESSAGE.

2. ACTION REQUESTED

POSTS ARE REQUESTED TO BEGIN THE FOLLOWING TASKS:

(A) OBTAIN WRITTEN AGREEMENT OF POZNAN TRADE FAIR AUTHORITY (PTFA) FOR FIRST REFUSAL OF PAVILION 19 WITH MEZZANINE AT STATED RATES FOR A PERIOD OF TEN YEARS. THIS IS FIRST PRIORITY UPON WHICH OTHERS DEPEND AND SHOULD BE ACCOMPLISHED NLT MARCH 31, 1977. TO SPEED PROCESS USDOC WILL CABLE BY MARCH 8 SUGGESTED DRAFT OF AGREEMENT FOR POST REVIEW.

(B) BY MARCH 31, 1977 IDENTIFY AND RECOMMEND ARCHITECT FOR ARCHITECTURAL AND SUPERVISORY ENGINEERING SERVICES FOR (1) PREPARATION FOR SPECIFICATIONS FOR CONSTRUCTION OF MEZZANINE AND (2) SUPERVISION OF CONSTRUCTION.

3. DISCUSSION

A. BEFORE UNDERTAKING CONSTRUCTION WORK, WRITTEN AGREEMENT SHOULD BE REACHED WITH THE PTFA PROVIDING OPTIONAL USE (RIGHT OF FIRST REFUSAL) BY THE USG OF PAVILION 19 DURING SPRING AND FALL FAIR FOR A PERIOD OF TEN YEARS. NOTE THAT OUR REQUEST FOR OPTIONAL USE DURING FALL FAIR IS MERELY TO GIVE US FUTURE FLEXIBILITY FOR PARTICIPATION IN THE FALL FAIR AND NOT AN INTENT TO EXPAND OR CHANGE OUR CURRENT AND FORESEEABLE PLANS.

B. THE RENTAL FEE TO BE PAID BY USG FOR TEN YEARS FOR THE UNCLASSIFIED

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MEZZANINE WILL BE THE GOING OUTDOOR RENTAL RATE NTE 13 DOLLARS PER SQUARE METER AS SUGGESTED IN HERTZBERG MEMO OF DECEMBER 15, 1976, PARAGRAPHS D-2, E AND F. SINCE CONSTRUCTION OF MEZZANINE PLUS INSTALLATION OF AIR CONDITIONING UNITS INCREASES VALUE AND UTILITY OF PAVILION 19 WHICH IS AVAILABLE TO PTFA FOR 9 MONTHS OF YEAR, OFFSET IN RENT FOR NEWLY CONSTRUCTED MEZZANINE IS THE VERY LEAST PTFA SHOULD OFFER. RENTAL FOR CURRENTLY EXISTING PAVILION AREA WOULD BE AT GOING RATE.

C. USDOC FEELS THAT PTFA SHOULD BE WILLING TO ASSUME CONTINGENT LIABILITY FOR ANY UNFORESEEN STRUCTURAL PROBLEMS RESULTING FROM CONSTRUCTION OF MEZZANINE. THE BASIS OF OUR CONCERN IS THAT TUNNELS WERE ENCOUNTERED BENEATH PRESENT BUILDING DURING ITS CONSTRUCTION. SHOULD IT BE NECESSARY TO FILL TUNNELS OR SHOULD OTHER UNFORESEEN CIRCUMSTANCES INCREASE COST, WE FEEL THAT PTFA SHOULD BE WILLING TO ASSUME THIS CONTINGENT LIABILITY.

D. HERTZBERG MEMO REPORTS (PARAGRAPH F) THAT PTFA WILL CONSTRUCT BRIDGE TO PAVILION 19 FROM NEWLY CONSTRUCTED POLISH PAVILION, BRIDGE ALSO SERVING AS FIRE ESCAPE FROM MEZZANINE. PLEASE CONFIRM WITH PTFA AND ADVISE IF THIS WOULD BE SUFFICIENT TO MEET LEGAL REQUIREMENTS FOR FIRE ESCAPE.

E. AT A LATER DATE, IF DEEMED NECESSARY BY ARCHITECT AFTER HE HAS BEEN SELECTED, TEST BORINGS CAN BE MADE TO DETERMINE WHETHER FOUNDATION PROBLEMS EXIST.

F. USDOC INVESTIGATING APPLICATION OF SUN CONTROL FILM FOR GLASS WALLS. WE WILL PURSUE AND ADVISE EMBASSY SO THAT PURCHASE CAN BE MADE. PURCHASE WILL REQUIRE PAYMENT IN U.S. DOLLARS. COST ESTIMATED AT ROUGHLY 20 THOUSAND DOLLARS, WHICH SHOULD BE RESERVED IN REMAIN-
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ING DOLLAR FUNDS.

G. POSTS ARE ASKED TO IDENTIFY AND RECOMMEND AN ARCHITECT FOR PREPARATION OF SPECIFICATIONS AND SUPERVISION OF CONSTRUCTION. DR. SEPP FRANK, NEUFRA, VIENNA, WHO PERFORMED THE FEASIBILITY STUDY FOR THE PROPOSED WORK IS AN OBVIOUS CANDIDATE. HOWEVER, USDOC IS CONCERNED ABOUT HIS ABILITY TO PROVIDE SITE SUPERVISION IN POZNAN WHICH WOULD SEEM TO REQUIRE EXCESSIVE TRAVEL TIME AND GREATLY INCREASE DOLLAR COSTS. FOR THESE REASONS, A POLISH ARCHITECT MAY BE PREFERABLE BUT WE WOULD APPRECIATE POSTS' VIEWS AND RECOMMENDATIONS. NEUFRA STUDY, SECTION 4.3.1, INDICATES THAT PUDINEX IS ABLE TO CARRY OUT BOTH PLANNING AND CONSTRUCTION. THIS IS A POSSIBLE SOLUTION THAT SHOULD BE CONSIDERED.

4. AS A SECOND PRIORITY TASK POSTS ARE REQUESTED TO IDENTIFY POTENTIAL CONSTRUCTION CONTRACTORS. AS POSTS ARE AWARE, APPROXIMATELY 90 PERCENT OF PROJECT FUNDING IS IN SFC. WE ASSUME THAT A POLISH CONTRACTOR WILL, THEREFORE, HAVE TO BE USED. THE NEUFRA STUDY REFERS TO THE POSSIBILITY OF FOREIGN COMPANIES EXECUTING THE PROJECT EVIDENTLY WITHOUT REALIZING THAT FUNDING IS LARGELY IN SFC. POSTS ARE REQUESTED TO SUBMIT NEUFRA DRAWINGS AND SPECIFICATIONS TO PUDINEX FOR AN ESTIMATE OF COSTS FOR PLANNING, DESIGNING AND ENGINEERING, CONSTRUCTION AND INSTALLATION OF MEZZANINE.
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